

**OFFICIAL MINUTES**  
**McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION**  
**24 FEBRUARY 2016 MEETING**  
*MCKENZIE MUNICIPAL COMPLEX @ 5:00 P.M.*

**I. Call to Order:**

- a. The Meeting was called to order Chairman Dean Robb at 5:00 P.M.

**II. Roll Call/Establish of Quorum:**

**a. Quorum Present**

- i. **MMRPB:** Chair, Dean Robb; Vice-Chair, Bobby Young; Secretary, Garlon Prewitt; City Council Liaison, Charles Pruneau; Peggy Kee, Ken Mitchum
- ii. **Absent:** Mayor, Jill Holland
- iii. **Planning Staff:** SWTDD Regional Planner, Shelton I. Merrill
- iv. **Other:** Inspections and Codes Officer, David Kelly; Realtor, Mr. Roger Reed
- v. **Media:** None

**III. Review and Approval of Agenda 24 February 2016:**

- a. **Motion by:** Bobby Young; **Second By:** Garlon Prewitt **Passed: 6-0 (1 absent)**

**IV. Review and Approval of 27 January 2016 Minutes:**

- a. **Motion by:** Garlon Prewitt **Second By:** Peggy Kee **Passed: 6-0 (1 absent)**

**V. Municipal Reports:**

- a. **Mayor: Jill Holland:** Chair reported in mayor's absence; Park Theater Act II activities during the week of February 7 thru 14 were very successful and well attended by many, especially the Gala and Grand Reopening on Thursday, Friday and Saturday.
- b. **Economic/CLG: No Report**
- c. **Main Street/Historic: No Report**
- d. **Code/Property Issues; David Kelly:**
  - i. David Kelly informed the commission of the following: Magnolia Manor and the Billy Webb climate controlled storage project have passed their final inspections.
  - ii. Brian Crain, Sr. Council for Family Dollar's Real Estate Department, stated that we would see progress within the next 20-30 days. David reminded him that the City will take action to correct the conditions and charge Family Dollar for the work. Brian agreed and stated that he understood.
  - iii. The Bethel University Renaissance Building Plan will be reviewed by David and then presented to the planning commission.
  - iv. Susan Bradbury, Premier Realty has not pursued her request for zoning at the David Street project, probably due to the necessary infrastructure cost.
- e. **Other: None**

**VI. Old Business: Any properly presented old business:**

- a. David updates the planning commission on the Telecommunication Tower project proposed by S. I. Wireless. The project will be governed by the original regulations rather than any proposed new

regulations. S. I. Wireless has also changed the requested site to location of the tower to put it within the city limits and they have reduced the tower's height from 250' to 199-200'. A Called Meeting of the Planning Commission will be held on Wednesday 2 March 2016 at 5:00 P.M. to review the revised site plan and other details with S. I. Wireless representatives.

**VII. New Business: Any properly presented new business:**

- a. D & M Enterprises, possibly representing owner Daniel Kipp Beecroft, submitted an application for the rezoning of the former Southern Biological building, a science supply firm, at 83 Euclid Avenue from the current M1 (Light Industrial) to R2 (Medium Density Residential) to plus zoning that would allow both residential and commercial (Retail Stores) use. Planner Merrill has reviewed the rezoning application and presented options concerning possible courses of action to rezone the property as requested.
- b. A lengthy Commission discussion of the rezoning application indicated several concerns that included spot zoning, chemical abatement, railroad issues, the adjacent home, and any possible tenants, homeless disabled veterans, of the 1<sup>st</sup> and 2<sup>nd</sup> floor apartments.
- c. The application and additional letter states that  $\frac{3}{4}$  of the structure would be residential and  $\frac{1}{4}$  would be retail stores. Mr. Reed, possible realtor for the owner, spoke from the audience and gave some information regarding the train issues brought up at the meeting. He stated that the train only travels 5 mph, lowers its whistle, and only passes the structure two times per day. Council Liaison, Charles Pruneau, and others questioned the correctness of these statements.
- d. Garlon Prewitt will research this matter and get back to commission at the next meeting. Chair Dean Robb requested Garlon Prewitt to make a list of the concerns and we will meet with all interested parties involved with this request. Garlon Prewitt is to make a comprehensive list of concerns and send it to Dean Robb and David Kelly for forwarding to D & M Enterprises.

**VIII. Other Business: None**

**IX. Meeting Dates and Adjournment:**

**a. Agenda Meeting and Formal Monthly Meeting Scheduled Dates:**

**Called Meeting:** Wednesday, 2 March 2016 at 5:00 P.M.

**Agenda Meeting:** Wednesday, 9 March, 2016 at 5:00 P.M.

**Formal Monthly Meeting:** Wednesday, 23 March 2016 at 5:00 P.M.

**X. Adjournment:**

**a. Adjournment Time: 5:48 P.M.**

**b. Motion By:** Bobby Young    **Second By:** Peggy Kee    **Passed:** 6-0 (1 absent)